

MINUTES OF THE JOINT VERNAL CITY, NAPLES CITY AND UINTAH
COUNTY COMMISSION SPECIAL MEETING HELD APRIL 18, 2016 at 4:00
p.m. in the Uintah County Conference room, 147 East Main, Vernal, Utah.

PRESENT:

UINTAH COUNTY: Commissioners Mark Raymond, Mike McKee and Bill Stringer.

VERNAL CITY: Councilmembers Dave Everett, Ted Munford, Samantha Scott, Travis Allan, Bert Clark and Mayor Sonja Norton.

NAPLES CITY: Mayor Dean Baker, Councilmember Gordon Kitchen.

GUESTS: Josh Bake, Ken Bassett, Roxanne Behunin, Kyle Reynolds, CIVCO Engineering and Summit Services Group. Mr. Troy Ostler, Engineer joined the meeting via phone.

WELCOME: Commissioner Raymond welcomed everyone to the meeting.

ACKNOWLEDGEMENT & APPROVAL OF SPECIAL MEETING: Councilmember Dave Everett moved to approve and acknowledge this meeting. Commission Mike McKee seconded the motion. Commissioners McKee, Stringer and Raymond and Councilmembers Allan, Munford, Scott and Everett voted in favor. Councilmember Bert Clark was not present for the vote.

APPROVAL OF THE MINUTES OF JANUARY 25, 2016: Councilmember Travis Allan moved to approve the minutes of January 25, 2016. Councilmember Ted Munford seconded the motion. Councilmember Bert Clark was not present for the vote. Commissioners McKee, Stringer and Raymond and Councilmembers Allan, Munford, Scott and Everett voted in favor.

FLOOD CONTROL & MITIGATION PLAN:

Commissioner Mike McKee explained that Epic Engineering was hired in 2008 to prepare a study for storm water issues based on a 100 year flood event, and the final cost to implement the plan was \$189 million dollars. The Uintah Transportation District has completed some of the projects costing around \$10 million dollars, mostly repairing bridges. Last August, a 25-year storm event impacted a section of Uintah County. The highline canal was empty at the time which helped collect a significant amount of water coming off the hills. However, the water breached that canal and the upper canal as well. Those citizens asked the County what could be done to prevent flooding in the future. Meetings were held, and it was recognized that the irrigation canals have helped with flood control for many years. Now the irrigators are wanting to pipe the canal irrigation water which would impact the local entities use of the canals for storm water. More meetings were held, and a plan was decided upon to use the upper and highline canals for storm water after the irrigation water is piped. The irrigation companies, Highline, Upper and Rock Point applied for funds through the BLM, and were awarded money to move forward with piping. Commissioner McKee suggested the local entities approach the Community Impact Board (CIB) to buy pipe, build catch basins and purchase the canals for the storm water. The total cost of this project, including the irrigation companies, is estimated to be \$23.6 million dollars. The cost to the local government entities would be \$15.6 million dollars. The County would be the applicant for funding from the CIB Board seeking ½ grant, ½ loan. He reminded the elected officials that the County was awarded funding from the CIB for an airport

MINUTES OF THE JOINT VERNAL CITY, NAPLES CITY AND UINTAH COUNTY COMMISSION SPECIAL MEETING HELD APRIL 18, 2016

terminal building in the amount of \$8.9 million dollars, and that funding could possibly be reallocated to this project. Commissioner Mark Raymond stated that the requested loan portion of the funding would be \$7.8 million dollars at zero interest for 30 years. The estimated annual payment would be \$261,000 split between Vernal City, Naples City and Uintah County. Commissioner McKee stated the payment would start in 2018. Further, he stated that in order for Uintah County to move forward, this would need to be a joint project with Vernal City and Naples City. The Cities were given a breakdown of how the payment would be split based on area and population. Troy Ostler, via telephone, explained he looked at the land area first figuring square miles, and then looked at the population that this project would serve for each entity. Also included in the tabulation is the cost of improvements for each area with a final percentage that each entity should pay of the total project. Brett Reynolds, engineer with CIVCO Engineering, stated that this project is based on the 2008 plan that was downsized by removing the reservoirs and projects that have already been completed, to come up with a new estimated cost. Commissioner McKee noted there is a cost of \$1.1 million dollars for engineering. Ken Bassett asked if this latest draft of the costs are firm numbers or could they still change. Brett Reynolds stated that these numbers are the best estimate they have. One item that reduced the cost was taking out the retention basins now that the canals will be used. Commissioner Raymond stated the canals serve as retention ponds. Commissioner McKee noted that there will be basins in specific locations. Mayor Norton asked for clarification on the piping - will the storm water go into the pipes. Troy Ostler explained that the storm water will not enter the piped irrigation system, which will be for irrigation water only. In exchange for piping the irrigation water, the canals will be empty allowing them to be used for storm water when necessary. Brett Reynolds stated the design is to put the pipes to the side of the canal and open up the canals, which have lost capacity over the years, and that the cost of widening the canals is included in the project. Mayor Norton asked for clarification that this project would pay for the pipes as well as opening the canals. Commissioner McKee answered yes. Commissioner Mark Raymond stated this is a fine line here with the entities purchasing the right-of-way to put the storm water in the canals and paying for the pipe for the irrigators. Ken Bassett stated that Vernal City has worked with the canal companies over the years for permission to use the ditches for storm water. Commissioner McKee agreed and noted that the canal companies are more resistant to storm water coming into their ditches, especially from new subdivisions. Commissioner Raymond stated that so far this has not been an issue, however if there is a major storm and the canals are already full, they will breach quickly. Commissioner McKee noted that the canal companies have applied for funding also to pipe the irrigation water, and the funding would be over a period of years. Commissioner Bill Stringer stated they applied for \$4.6 million dollars. He noted that the canals cannot be removed from service, but they also cannot take water that has not been diverted into them before. There was some discussion regarding the drainage and natural flow of spring runoff water. Commissioner Mark Raymond stated that the majority of the water will impact the County. However, Vernal City is reaching a population base where they will have to submit a flood plan. Naples City is at the end of the line where all the water will eventually end up. He stated this is an opportunity to be proactive. Councilmember Bert Clark stated the last storm caused \$60,000 damage at the sewer treatment plant from the storm water and debris infiltrating the system. Troy Ostler stated this project will help with that problem. The storm water from Coal Mine Basin and Yellow Hill areas will drain into the Highline canal and debris basins are proposed for that canal. There will be a catch basin around 4200 West Street and Painted Hills. Any excess water from those basins will be diverted

MINUTES OF THE JOINT VERNAL CITY, NAPLES CITY AND UTAH COUNTY COMMISSION SPECIAL MEETING HELD APRIL 18, 2016

to the Highline canal. Councilmember Bert Clark asked who will take care of the maintenance on the basins. Troy Ostler stated the recommendation is to have Vernal City, Naples City and Uintah County decide who should oversee the storm water system as well as put policies in place to manage storm water for new developments. Ken Bassett stated the intent is to control storm water coming from outlying areas before it reaches the more urban areas. If a 100 or even a 50-year storm happened, there would still be a river down Main Street. Brett Reynolds stated that UDOT has not been involved, so that issue has not been addressed. Commissioner Raymond acknowledged that issue and stated they are willing to discuss options. Ken Bassett asked when the final design will be available so final costs can be calculated. Commissioner McKee stated that is part of the challenge because the actual costs will not be known until the project is built. If the current funding from the CIB is not allocated to this project, it may be hard to find additional funding in the future. Brett Reynolds stated they expect to get good competitive bids right now also. Councilmember Gordon Kitchen stated it is hard to approve a project without solid costs. He asked why this project is for a 100 year storm when the airport is only built for a ten year storm. Brett Reynolds stated that two of the three factors used for the cost sharing will not change. There was some discussion regarding flooding that happened a few years ago which was calculated as less than a 25-year storm. Councilmember Ted Munford stated that in the business world if there is a problem that needs to be solved, you shoot for the lowest cost. In this case, projects to cover a 100-year event are too expensive, and possibly they should shoot for a 25-year project. Brett Reynolds stated that some of the cost is associated with the size of the pipes which is not a big expense to go from 24" to a 36" pipe, however, that increases the capacity for a larger storm. Also, buying the property for the right-of-way would be less expensive now than later. One of the largest costs is land acquisition. Councilmember Munford stated they still need to look at avenues to correct the problem that is affordable. Josh Bake stated that based on the scope of this project Naples City would only be getting \$3 million dollars of improvements of a \$15 million loan. He stated he would like to see the breakdown of the investment for the canal companies. Troy Ostler stated of the \$23 million dollar project, \$15.3 million is for the canal companies which is land acquisition. An additional \$8 million dollars is for engineering and construction. The canal companies will put in \$6.5 million dollars. The Uintah Transportation Special Service District committed \$1 million dollars, so the balance will be from the CIB. Troy Ostler stated there is some cost for piping for the retention basins, \$700,000 for the design engineering and \$4.5 million dollars estimated for the retention basins and cleaning the canals. Josh Bake asked if there is any way to value the right-of-ways if they are giving the canal companies \$15.3 million dollars. Troy Ostler stated they would have to compute the cubic foot of water that can be put into the canals. Commissioner Bill Stringer stated the concern is that they do not know all the issues, and he indicated he is hesitant to jump in and borrow money simply because it could save money now when there has not been an appraisal for property that would be purchased for this right-of-way. He stated he also had a question regarding the apportionment as he is not sure the public is getting their money's worth, nor should the entities be the owners of the right-of-ways. He asked what will happen with the Central Canal and Vernal. He asked how this project will help Vernal City such as is there more damage in the business district than residential. Commissioner Stringer stated it is hard to approve spending this amount of money when it is not clear what they are getting. There was some discussion regarding communication with the canal companies. Ken Bassett asked if it is possible to have the CIB Board put this project on the pending list until all the questions are answered. Commissioner McKee answered that the project can be placed on the pending list;

**MINUTES OF THE JOINT VERNAL CITY, NAPLES CITY AND UINTAH COUNTY
COMMISSION SPECIAL MEETING HELD APRIL 18, 2016**

however the funds do not go with it. Troy Ostler stated he felt these figures are the top end of the scale, and they should decrease based on the bids. Councilmember Ted Munford asked the County Commission what they were looking for from the cities. Commissioner McKee stated he is asking Vernal City and Naples City to participate financially in the storm water project by supporting the application to the Community Impact Board and agreeing to pay their portion of the loan payment. Councilmember Dave Everett stated he would feel more comfortable if the City Council discussed this at their next meeting. Ken Bassett asked if the Commission is asking for a solid commitment with the numbers presented. Commissioner McKee stated those numbers will not be exact until they close on the loan documents. Josh Bake asked if the commitment could be “not to exceed” a certain number. Commissioner McKee stated that projects sometimes do exceed costs. He thanked the cities for their honest discussion recognizing this is difficult economic times; however, this project is important for the community. The consensus of the Vernal City Council was to discuss this issue at their next meeting. Naples City noted they would meet on the 28th of April and would make a decision then.

ADJOURN: There being no further discussion; Mayor Sonja Norton declared the meeting adjourned.

Kenneth L. Bassett, City Recorder / Manager